

PRELIMINARY AND FINAL SUBDIVISION PLAT OF SUPERLOT 4A DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT NO. 3

A REPLAT OF A PORTION OF SUPERLOT 4A, DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT NO. 3,
SITUATED IN THE WEST HALF OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOWN BY ALL MEN BY THESE PRESENTS THAT THE RC SUPERIOR, LLC, A DELAWARE LIMITED LIABILITY COMPANY BEING THE OWNER(S) OF CERTAIN LANDS IN BOULDER COUNTY, COLORADO DESCRIBED AS FOLLOWS:

SUPERLOT 4A, DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT NO. 3, ACCORDING TO THE PLAT RECORDED JANUARY 4, 2018 UNDER RECEPTION NO. 03634334, COUNTY OF BOULDER, STATE OF COLORADO

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED INTO LOTS, BLOCKS, AND OUTLOTS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER FILING NO. 1B REPLAT NO. 4** AND DO HEREBY DEDICATE TO THE PUBLIC THE EASEMENTS FOR PURPOSES SHOWN HEREIN.

EXECUTED THIS _____ DAY OF _____, 20____.

OWNER: RC SUPERIOR, LLC, A DELAWARE LIMITED LIABILITY COMPANY

NAME: _____ TITLE: _____

NOTARIAL CERTIFICATE

STATE OF COLORADO)
COUNTY OF _____ SS)

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 20____, BY _____, AS _____ OF _____

MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEAL)

LENDER'S CONSENT AND SUBORDINATION

THE UNDERSIGNED, BENEFICIARY UNDER A CERTAIN DEED OF TRUST ENCUMBERING THE PROPERTY, HEREBY EXPRESSLY CONSENTS TO AND JOINS IN THE EXECUTION AND RECORDING OF THIS PLAT, DEDICATION AND EASEMENTS SHOWN HEREON AND MAKES THE DEED OF TRUST SUBORDINATE HERETO. THE UNDERSIGNED REPRESENTS THAT HE OR SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS LENDER'S CONSENT AND SUBORDINATION ON BEHALF OF THE UNDERSIGNED.

BY: _____

NAME: _____

TITLE: _____

ACKNOWLEDGEMENT

STATE OF COLORADO)
COUNTY OF BOULDER)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____ AS _____ OF _____

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEAL)

OWNER'S ESTOPPEL CERTIFICATE

WE, RC SUPERIOR, LLC, A DELAWARE LIMITED LIABILITY COMPANY, CERTIFY THAT THIS FINAL PLAT AND THE SUBDIVISION IMPROVEMENT AGREEMENT TO BE EXECUTED IN CONNECTION HERewith IF REQUIRED, EMBODY THE ENTIRE AGREEMENT BETWEEN THE OWNER OF SAID PROPERTY AND THE TOWN WITH REGARD TO THE SUBDIVISION OF SAID PROPERTY, AND THAT THE OWNER IS NOT RELYING UPON ANY OTHER REPRESENTATIONS, WARRANTIES, UNDERSTANDINGS OR AGREEMENTS IN CONNECTION WITH ANY MATTER ENCOMPASSED BY THIS PLAT OR THE SUBDIVISION IMPROVEMENT AGREEMENT IF REQUIRED, EXCEPT AS SET FORTH HEREIN OR IN SAID SUBDIVISION IMPROVEMENT AGREEMENT.

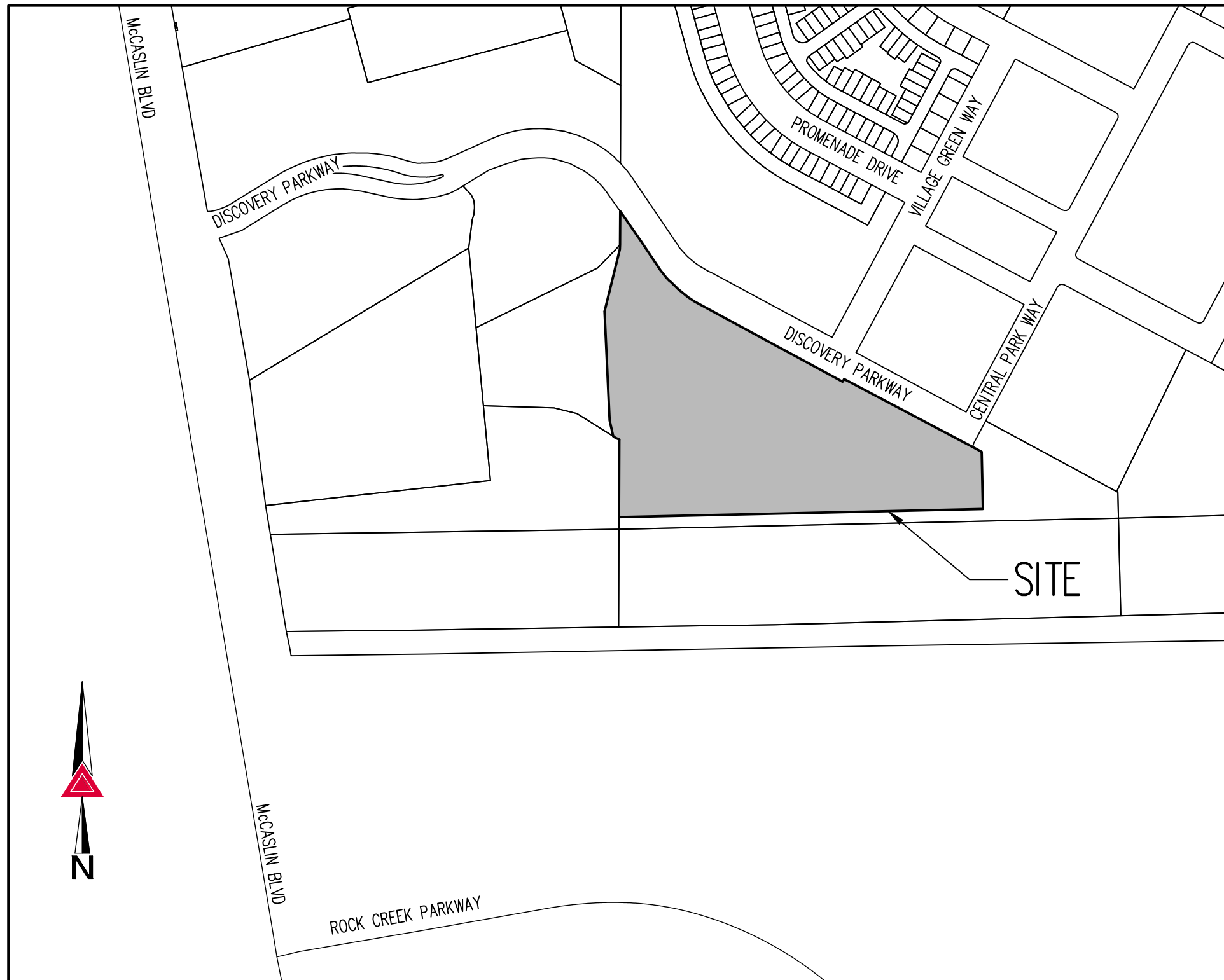
OWNER: _____

BY: RC SUPERIOR, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BASIS OF BEARING AND LINEAL UNIT DEFINITION

THE WEST LINE OF THE NE 1/4 OF THE SW 1/4 OF SECTION 19, T.1S., R.69W., 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTHWEST CORNER OF THE NE 1/4, OF THE SW 1/4 OF SAID SECTION 19, BY A NO. 6 REBAR WITH A 2-1/2" ALUMINUM CAP STAMPED "D.B. & CO. SW1-16 S19 1998 PLS 23529" AND AT THE NORTHWEST CORNER OF THE NE 1/4, OF THE SW 1/4 BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "KING SURVEYORS LS 38480 2016" ASSUMED TO BEAR NORTH 00°13'16" EAST BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2011, A DISTANCE OF 1315.73 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE HERETO.

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."



VICINITY MAP
SCALE: 1"=250'

OUTLOT TABLE						
BLOCK	OUTLOT	AREA (SQ.FT)	AREA (AC ±)	USE	MAINTAINED BY	OWNED BY
26	OUTLOT A	1,6099	0.370	D.U.P.A.E.	S.T.C.M.D.	S.T.C.M.D.
26	OUTLOT B	4,397	0.101	U.P.A.E.	S.T.C.M.D.	S.T.C.M.D.
26	OUTLOT C	1,400	0.032	D.U.P.A.E.	S.T.C.M.D.	S.T.C.M.D.
26	OUTLOT D	680	0.016	D.U.P.A.E.	S.T.C.M.D.	S.T.C.M.D.

S.T.C.M.D. = SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
D.U.P.A.E. = DRAINAGE, UTILITY, AND PUBLIC ACCESS EASEMENT
U.P.A.E. = UTILITY, AND PUBLIC ACCESS EASEMENT

LAND USE TABLE

LOTS (21)	3.980 ACRES	69%
OUTLOTS (4)	0.519 ACRES	9%
ROW	1.254 ACRES	22%
TOTAL	5.753 ACRES	100%

BOARD OF TRUSTEES CERTIFICATE

APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, STATE OF COLORADO.

WITNESS MY HAND THE CORPORATE SEAL OF THE TOWN OF SUPERIOR THIS _____ DAY OF _____, 20____.

ATTEST: _____ TOWN CLERK _____ MAYOR

PLANNING COMMISSION CERTIFICATE

RECOMMENDED APPROVAL THIS _____, DAY OF _____, 20____, BY TOWN OF SUPERIOR PLANNING

COMMISSION, RESOLUTION NO. PC___ SERIES 20____

TOWN CLERK CERTIFICATE

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS APPROVED BY THE BOARD OF TRUSTEES BY RESOLUTION

NO. _____, SERIES 20____ ON _____, 20____, AND WAS FILED IN MY OFFICE ON THE _____ DAY OF _____, 20____, AT _____ O' CLOCK ____ M.

TOWN CLERK _____

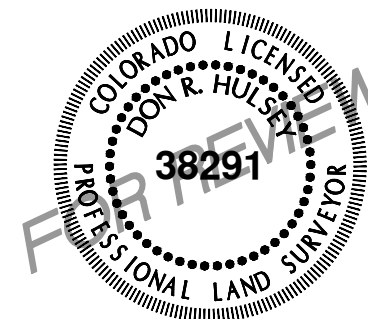
EASEMENT VACATION STATEMENT

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE TOWN OF SUPERIOR, BEING OWNER(S) OF THE EASEMENTS AS LISTED THEREIN:

UTILITY DRAINAGE EASEMENTS BEING A PART OF SUPERIOR TOWN CENTER FILING NO. 1B REPLAT NO.4, A SUBDIVISION RECORDED JULY 6, 2017 AS RECEPTION NO. 03601993 OF THE RECORDS OF BOULDER COUNTY.

SURVEYOR'S CERTIFICATE

I, DON R. HULSEY, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES, OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREIN BEFORE DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN HEREON, OR SUCH SURVEY WAS PREPARED UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.



DON R. HULSEY, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. No. 38291
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF

BOULDER COUNTY AT _____ M. ON THE _____ DAY OF _____, 20____.

RECEPTION NO. _____

BOULDER COUNTY CLERK AND RECORDER

BY: _____ DEPUTY

BY: _____ CLERK AND RECORDER

LAST REVISED: 05/18/2018

 Aztec CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com Aztec Proj. No.: 54817-36	DEVELOPER RC SUPERIOR LLC 12275 EL CAMINO REAL, SUITE 110 SAN DIEGO, CA 92130	DATE OF PREPARATION:	12-04-2017
		SCALE:	NOT TO SCALE
		SHEET 1 OF 2	

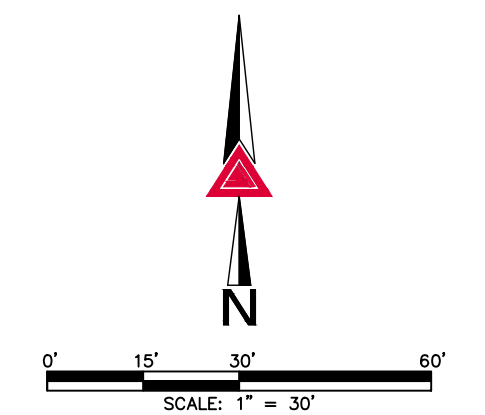
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TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

LEGEND		
1	SET 18" NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38291"	
U.E.	UTILITY EASEMENT	
A.E.	ACCESS EASEMENT	
D.E.	DRAINAGE EASEMENT	
S.E.	SLOPE EASEMENT	
P.A.E.	PUBLIC ACCESS EASEMENT	
ROW	RIGHT-OF-WAY	
(NR)	NON-RADIAL	

LINE TABLE		
LINE	BEARING	LENGTH
L1	N75°46'19"W	12.37'
L2	N75°46'19"W	10.14'
L3	S61°38'55"E	8.23'
L4	N61°38'28"W	11.77'

DETAIL
SCALE 1" = 10'



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

LAST REVISED: 05/18/2018

AZTEC
CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
AzTec Proj. No.: 54817-36

DEVELOPER
RC SUPERIOR LLC
12275 EL CAMINO REAL, SUITE 110
SAN DIEGO, CA 92130

DATE OF PREPARATION:	12-04-2017
SCALE:	1"=30'
SHEET 2 OF 2	

LOT 4, BLOCK 2
DISCOVERY OFFICE PARK/
SUPERIOR TOWN CENTER REPLAT
NO. 3 REC. NO. 03634334

SW 1/4, SW 1/4
SEC. 19, T.6S.,
R.66W., SIXTH P.M.

SE 1/4, SW 1/4 SEC. 19,
T.6S., R.66W., SIXTH P.M.

TRACT H
DISCOVERY OFFICE PARK/
SUPERIOR TOWN CENTER REPLAT
NO. 3 REC. NO. 03634334

SUPERLOT 4B
DISCOVERY OFFICE
PARK/ SUPERIOR
TOWN CENTER
REPLAT NO. 3
REC. NO. 03634334

SE 1/4, SW 1/4 SEC. 19,
T.6S., R.66W., SIXTH P.M.